



### Ramulis Drive, Hayes, UB4 9QA

THIS IS A MODERN STYLE 3 BEDROOM SEMI DETACHED HOUSE WITH A SIDE GARAGE AND OWN DRIVE PARKING FOR 3/4 CARS. (PLEASE NOTE - THE PRESENT OWNERS HAVE RECENTLY SUBMITTED A PLANNING APPLICATION FOR A SIGNIFICANT SIDE EXTENSION).

CURRENTLY THE PROPERTY HAS A SPACIOUS LOUNGE, MODERN AND FULL WIDTH FITTED KITCHEN / DINING ROOM. UPSTAIRS HAS 3 BEDROOMS AND A MODERN BATHROOM PLUS LOFT STORAGE SPACE. OUTSIDE HAS A GOOD SIZED GARDEN WITH A WELL MAINTANIED LAWN AND A SIDE GARAGE WITH OWN DRIVEWAY PARKING.

Ramulis Drive is set within a much sought after 1980's built development near to Willow Tree Marina and Tesco Superstore with excellent transport links for Northolt Central line station, A40 London and the Hayes-by-Pass for Heathrow, Hayes Town Elizabeth line station, Southall, Greenford and the M4 London.

**VIEWING HIGHLY RECOMMENDED!**

**Asking Price £539,950**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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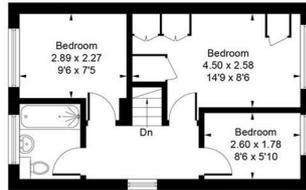
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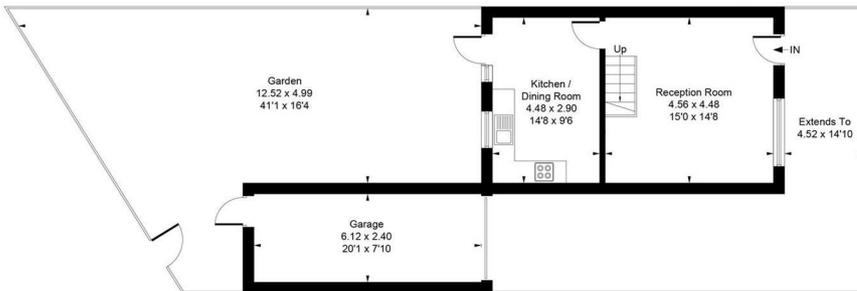
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Approximate Gross Internal Area = 68.74 sq m / 740 sq ft  
 Garage = 15.16 sq m / 163 sq ft  
 Total = 83.90 sq m / 903 sq ft



First Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		

**England & Wales**

EU Directive  
2002/91/EC



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